

Redland Shire

Economic Snapshot 2006



REDLAND SHIRE



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OVERVIEW OF REDLAND SHIRE

Population

Redland Shire is one of 17 local government areas in the South East Queensland (SEQ) region*. The shire has a total area of 537 square kilometres and an estimated resident population of 130,229 persons as at June 2005.

Redland Shire has a fast growing population. Between June 2000 and June 2005, the average annual growth rate in Redland Shire was 2.7 per cent compared with 2.5 per cent for SEQ and 2.2 per cent for Queensland as a whole.

Labour force

Labour force data for December quarter 2005 indicate that the unemployment rate for Redland Shire was 3.4 per cent, lower than that for Queensland (4.8 per cent) and lower than that recorded in Redland Shire for the corresponding period a year earlier (4.3 per cent).

At the time of the 2001 Census, Retail Trade was the largest employing industry in Redland Shire, with 8,547 (16.5 per cent) of the shire's employed workforce, followed by the Manufacturing industry (6,682 persons or 12.9 per cent). These proportions were both higher than those recorded for Queensland.

Business development

For the 12 months ended December 2005, Redland Shire accounted for 2.0 per cent (\$284.0 million) of the value of total buildings approved and 1.6 per cent (\$83.0 million) of the total value of non-residential buildings approved in Queensland. Overall growth in the value of residential and non-residential building approvals in the shire has steadied.

Takings from tourist accommodation for Redland Shire for the year ended 30 September 2005 were \$2.7 million, accounting for 0.2 per cent of Queensland's takings from accommodation during the year.

* SEQ includes the following local government areas: Beaudesert (Shire), Boonah (S), Brisbane (City), Caboolture (S), Caloundra (C), Esk (S), Gatton (S), Gold Coast (C), Ipswich (C), Kilcoy (S), Laidley (S), Logan (C), Maroochy (S), Noosa (S), Pine Rivers (S), Redcliffe (C) and Redland (S).

POPULATION

SUMMARY OF KEY DATA

As at 30 June 2005, Redland Shire had an estimated resident population of 130,229 persons. Between June 2000 and June 2005, the average annual growth rate in Redland Shire was 2.7 per cent compared with 2.5 per cent for SEQ and 2.2 per cent for Queensland as a whole.

Census data and current estimated resident population data show that the population of Redland Shire has increased from 5,211 persons in 1947 to 130,229 persons in 2005. Most growth has occurred between the early 1970s and the present with an increase of ten times that of the period 1947 to 1971.

The resident population of Redland Shire is projected to increase at an average annual rate of 1.6 per cent during the period from 2001 to 2026. The resident population is projected to increase to 176,025 persons by 2026.

POPULATION OF REDLAND SHIRE

Recent trends

As at 30 June 2005, the estimated resident population of Redland Shire was 130,229 persons, representing 3.3 per cent of the total Queensland population (Table 1). The population increased by 16,343 persons in the five years to 30 June 2005.

The population of Redland Shire increased by 1.8 per cent between June 2004 and June 2005, which is less than the average annual increase between June 2000 and June 2005 of 2.7 per cent. The five yearly rate of growth was higher than that experienced in the SEQ region and in Queensland as a whole.

Of the 17 local government areas in SEQ, Redland Shire was ranked seventh in terms of growth between June 2000 and June 2005 and eleventh in terms of growth between June 2004 and June 2005.

Table 1 Estimated resident population by local government area, South East Queensland, 30 June 2000, 2004 and 2005

Local government area (a)	Area km ²	Estimated resident population			Average annual change	Annual change
		2000	2004r	2005p	2000-05p	2004-05p
		— number —			— per cent —	
Beaudesert (S)	2,854	52,742	59,485	60,800	2.9	2.2
Boonah (S)	1,922	8,342	8,580	8,622	0.7	0.5
Brisbane (C)	1,327	878,709	958,504	971,757	2.0	1.4
Caboolture (S)	1,225	112,849	126,928	131,166	3.1	3.3
Caloundra (C)	1,094	73,982	86,604	89,435	3.9	3.3
Esk (S)	3,934	14,648	15,230	15,501	1.1	1.8
Gatton (S)	1,572	15,456	16,313	16,514	1.3	1.2
Gold Coast (C)	1,407	409,111	469,950	482,566	3.4	2.7
Ipswich (C)	1,203	125,626	135,791	140,752	2.3	3.7
Kilcoy (S)	1,445	3,284	3,472	3,558	1.6	2.5
Laidley (S)	701	13,037	13,372	14,038	1.5	5.0
Logan (C)	251	166,077	173,603	174,558	1.0	0.6
Maroochy (S)	1,162	123,151	141,289	145,139	3.3	2.7
Noosa (S)	869	42,664	47,680	48,071	2.4	0.8
Pine Rivers (S)	750	118,483	139,447	144,253	4.0	3.4
Redcliffe (C)	38	49,229	52,385	52,965	1.5	1.1
Redland (S)	537	113,886	127,977	130,229	2.7	1.8
South East Queensland	22,291	2,321,276	2,576,610	2,629,924	2.5	2.1
Total Queensland	1,734,157	3,561,537	3,888,077	3,963,968	2.2	2.0
Redland Shire as a percentage of Qld	0.0	3.2	3.3	3.3

.. = not applicable

C = City S = Shire

r = revised estimates

p = preliminary estimates

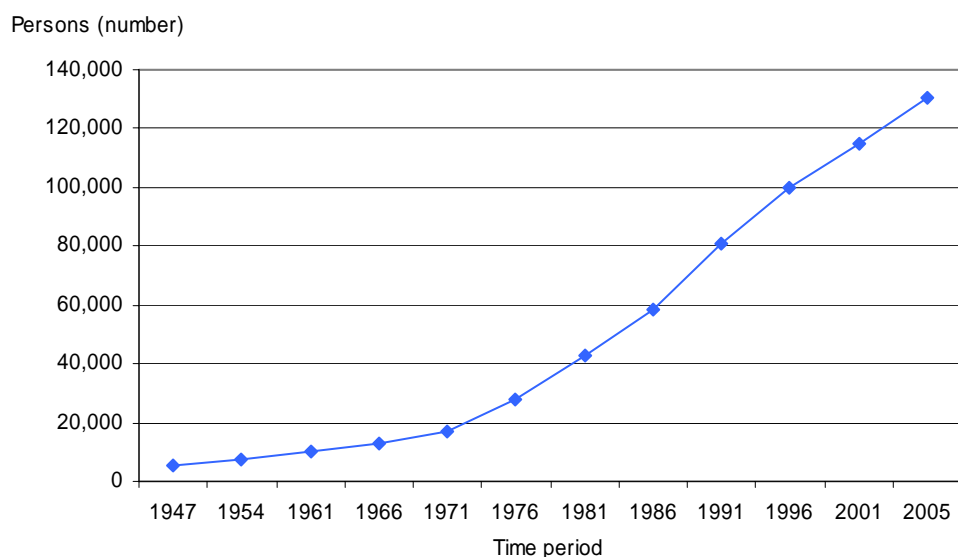
Source: Australian Bureau of Statistics, *Regional Population Growth, Australia, 2004-05* (Cat. no. 3218.0).

Population change in Redland Shire since 1947

Census data and current estimated resident population data show that the population of Redland Shire has increased greatly since the early 1970s (Figure 1). Between 1947 and 1971 the population only increased by 11,461 persons while between 1971 and 2005 the population increased by 113,557 persons.

The population increased sevenfold between 1971 and 2001 from 16,672 persons to 114,601 persons.

Figure 1 Population (a), Redland Shire, 1947 to 2005



(a) Based on actual location census counts of the population.

Source: Australian Bureau of Statistics, Censuses of Population and Housing, 1947 to 2001, unpublished data; ABS, *Regional Population Growth, Australia, 2004-05* (Cat. no. 3218.0).

Future trends

The latest Department of Local Government and Planning medium series population projections indicate that the resident population of Redland Shire will increase at an average annual rate of 1.6 per cent during the period from 2001 to 2026. This is a lower rate of increase than that recorded between June 2000 and June 2005 (2.7 per cent) but is greater than the projected average annual growth rate for Queensland as a whole to 2026 (1.5 per cent). The resident population of Redland Shire is projected to increase from 117,252 persons in 2001 to 176,025 persons by 2026.

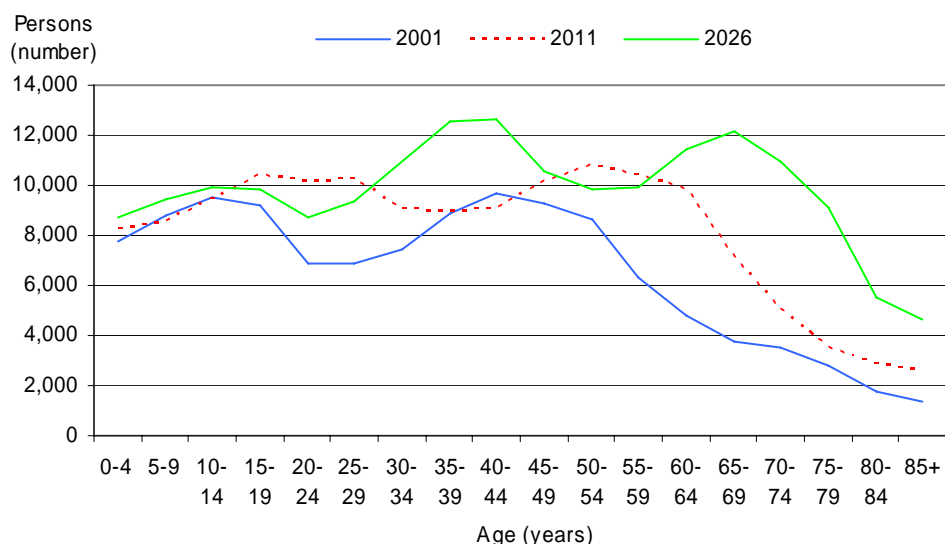
PAST, PRESENT AND PROJECTED AGE PROFILES FOR REDLAND SHIRE

Over the long term, the resident population in Redland Shire is projected to increase overall in each age group by 2026 (Figure 2). Three five-year age groups, including 5 to 9, 10 to 14 and 40 to 44 years, are projected to decline slightly by 2011 and then increase by 2026.

There are two age cohorts in Redland Shire which are projected to dominate the largest proportion of population increase in Redland Shire over the period to 2026. The age cohorts of 0 to 19 years and 35 to 54 years in 2001 represented over 60 per cent of the total resident population. As these cohorts get older, they represent the most significant increases in population.

The 0 to 19 year age cohort in 2001 is projected to represent the largest cohort in 2026 as persons aged 25 to 44 years. The age cohort of 35 to 54 in 2001 is projected to provide the next largest age cohort in 2026 as persons aged 60 to 79 years. As a result of the size of these cohorts, the population aged 25 to 44 years is projected to increase from 32,879 persons in 2001 to 45,379 persons in 2026. Persons aged 60 years and over are projected to increase by almost 200 per cent from 17,995 persons in 2001 to 53,804 persons in 2026.

Figure 2 Estimated and projected resident population by age group, Redland Shire, 2001 to 2026 (a)



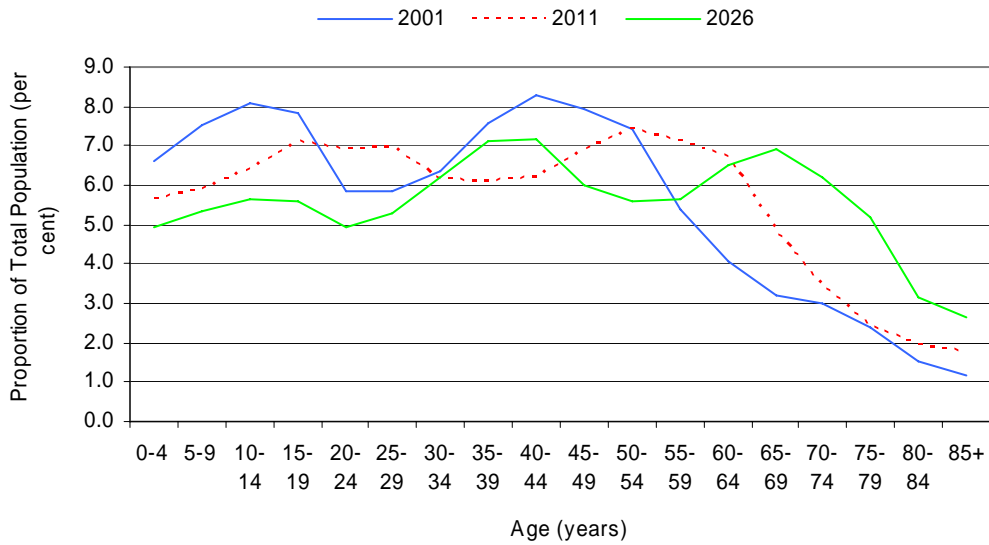
(a) Based on the medium projection series.

Source: Department of Local Government and Planning, *Queensland's Future Population, 2003 Edition*.

Redland Shire, like Queensland, has an ageing population. The proportion of all age groups less than 60 years is projected to decline from 2001 to 2026 (Figure 3). The proportion of persons aged 65 years and over is expected to increase from 11.3 per cent in 2001 to 24.1 per cent in 2026.

Despite a large projected increase over the period to 2026 in the 65 years and over age groups, persons aged 35 to 39 and 40 to 44 years are expected to represent the highest proportion of persons in Redland Shire in 2026 with 7.1 per cent and 7.2 per cent of total persons respectively.

Figure 3 Estimated and projected resident population by proportion in each age group, Redland Shire, 2001 to 2026 (a)

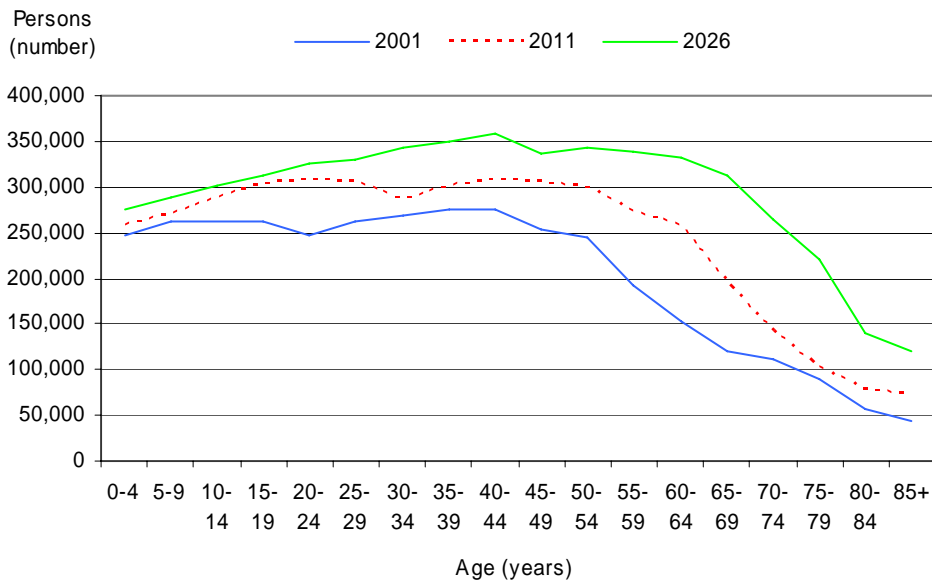


(a) Based on the medium projection series.

Source: Department of Local Government and Planning, *Queensland's Future Population, 2003 Edition*.

The resident population of Queensland is projected to increase between 2001 and 2026 across all age groups (Figure 4). The greatest increase over this period is expected to occur in the ages between 55 and 79 years, influencing the overall ageing trend of the population. Each five year age group in this cohort is projected to increase by more than 130,000 persons between 2001 and 2026, compared with growth of less than 100,000 persons over the same period in all other five year age groups.

Figure 4 Estimated and projected resident population by age group, Queensland, 2001 to 2026 (a)

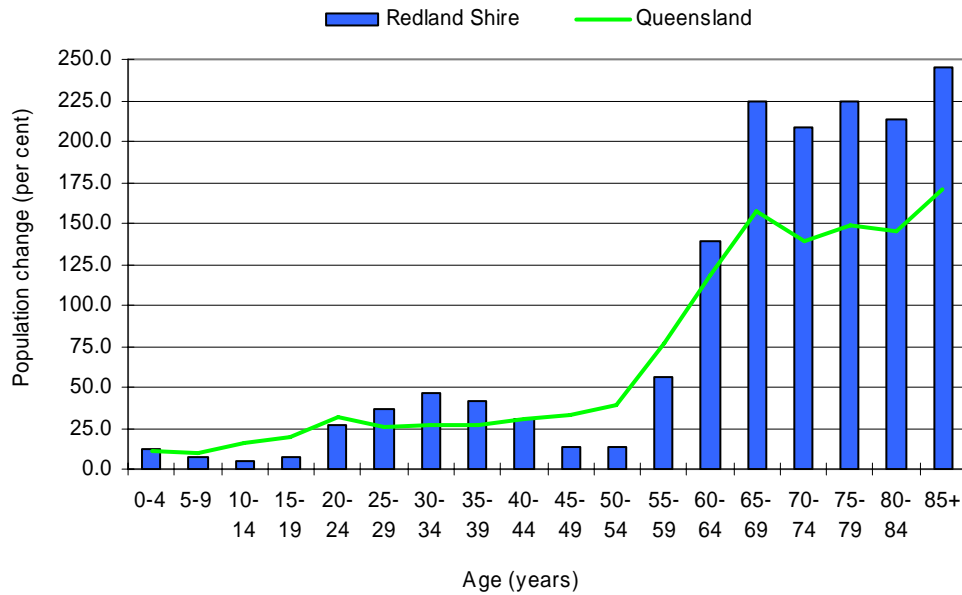


(a) Based on the medium projection series.

Source: Department of Local Government and Planning, *Queensland's Future Population, 2003 Edition*.

While the resident populations of Redland Shire and Queensland are both projected to increase between 2001 and 2026, the highest rate of increase for both regions is expected to occur in the 60 years and over age groups. Redland Shire has larger percentage increases than Queensland projected in the five year age groups between 25 and 39, and 60 years and over (Figure 5).

Figure 5 Projected percentage change in resident population by age group, Redland Shire and Queensland, 2001 to 2026 (a)



(a) Based on the medium projection series.

Source: Department of Local Government and Planning, *Queensland's Future Population, 2003 Edition*.

LABOUR FORCE

SUMMARY OF KEY DATA

Labour force data for December quarter 2005 indicate that the unemployment rate for Redland Shire was 3.4 per cent, lower than that for Queensland (4.8 per cent) and lower than that recorded in Redland Shire for the corresponding period last year (4.3 per cent).

At the time of the 2001 Census, Retail Trade was the largest employing industry in Redland Shire, with 16.5 per cent (8,547 persons) of the shire's employed labour force, followed by Manufacturing with 12.9 per cent (6,682 persons). These proportions were both higher than those recorded for Queensland.

In Redland Shire, the only industry to record a decline in the number of persons employed between 1991 and 2001 was the Agriculture, Forestry and Fishing industry. The number of employed persons fell from 829 to 796.

Total employment in Redland Shire increased by 18,026 persons over the ten-year period from 1991 to 2001. There were 3,390 jobs created in the Retail Trade industry, 2,597 in the Property and Business Services industry, and 2,441 in the Health and Community Services industry.

SMALL AREA LABOUR FORCE DATA

Current labour force

Of Queensland's total labour force in December quarter 2005, 3.1 per cent (65,665 persons) were located in Redland Shire (Table 2). The unemployment rate in the shire was 3.4 per cent. This was lower than that recorded for Queensland (4.8 per cent) and lower than that recorded in Redland Shire for the corresponding period the previous year (4.3 per cent).

Table 2 Labour force status (a), Redland Shire and Queensland, December quarter 2005

	Redland Shire	Queensland	Redland Shire as a percentage of Queensland
Unemployed (number)	2,216	101,000	2.2
Unemployment rate (per cent)	3.4	4.8	..
Labour force (number)	65,665	2,087,198	3.1

.. = not applicable

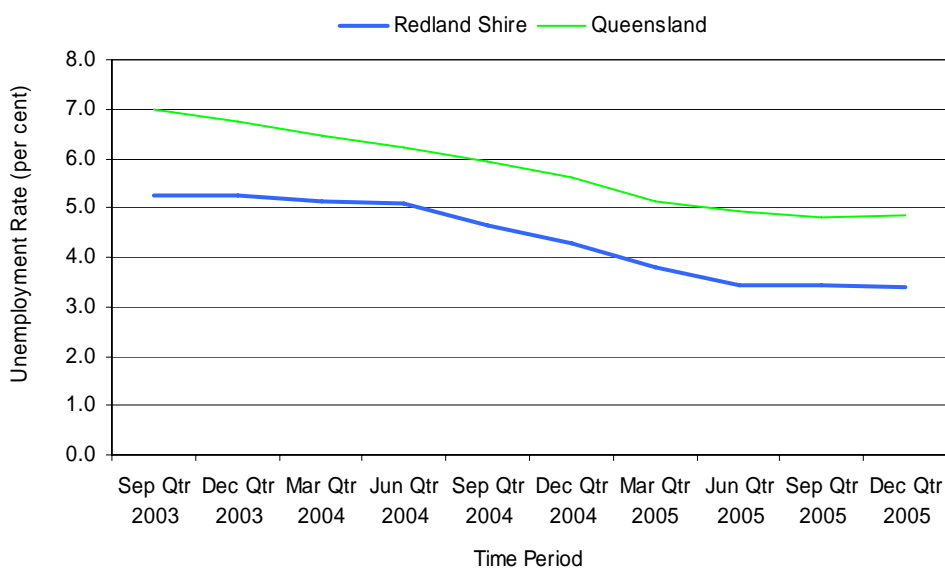
(a) Smoothed series.

Source: Department of Employment and Workplace Relations, Small Area Labour Markets.

Unemployment rate trend

The Redland Shire unemployment rate has steadied over the past 12 months (Figure 6). The latest unemployment rates for Redland Shire and Queensland are at near historically low levels, following the steady record of low unemployment rates for the previous seven quarters.

Figure 6 Unemployment rate, Redland Shire and Queensland, September quarter 2003 to December quarter 2005



Source: Department of Employment and Workplace Relations, Small Area Labour Markets.

LABOUR FORCE – 2001 CENSUS

The unemployment rate for Redland Shire at the time of the 2001 Census was 7.0 per cent, lower than that for Queensland as a whole (8.2 per cent) (Table 3). Within SEQ, only Pine Rivers Shire (5.8 per cent) and Boonah Shire (4.2 per cent) had lower unemployment rates, while Brisbane City, Gatton Shire and Beaudesert Shire recorded the same unemployment rate.

The participation rate for the shire was 65.0 per cent, a rate that was 1.9 percentage points higher than that for Queensland (63.1 per cent). Within SEQ, only Pine Rivers Shire (71.9 per cent), Beaudesert Shire (66.9 per cent), Logan City (66.9 per cent) and Brisbane City (66.0 per cent) had higher participation rates.

Table 3 Labour force status (a) by local government area, South East Queensland, 2001

Local government area	Employed			Unemployed — persons —	Labour force	Not in Labour force	Unemployment rate per cent	Participation rate (c) per cent
	Full-time	Part-time	Total (b)					
Beaudesert (S)	15,481	7,437	23,805	1,794	25,599	12,669	7.0	66.9
Boonah (S)	2,261	1,033	3,397	149	3,546	2,473	4.2	58.9
Brisbane (C)	276,259	135,644	422,883	32,066	454,949	234,821	7.0	66.0
Caboolture (S)	25,380	14,526	41,434	5,065	46,499	35,404	10.9	56.8
Caloundra (C)	15,188	10,842	26,909	3,469	30,378	27,166	11.4	52.8
Esk (S)	3,329	1,621	5,138	496	5,634	4,633	8.8	54.9
Gatton (S)	4,058	2,095	6,376	481	6,857	4,062	7.0	62.8
Gold Coast (C)	108,778	64,644	179,122	19,269	198,391	126,363	9.7	61.1
Ipswich (C)	33,561	15,953	51,141	4,715	55,856	33,516	8.4	62.5
Kilcoy (S)	767	434	1,243	104	1,347	1,008	7.7	57.2
Laidley (S)	2,898	1,436	4,516	514	5,030	3,963	10.2	55.9
Logan (C)	46,633	22,260	71,223	8,006	79,229	39,243	10.1	66.9
Maroochy (S)	28,266	19,998	49,767	6,290	56,057	40,847	11.2	57.8
Noosa (S)	9,425	7,406	17,351	2,176	19,527	15,407	11.1	55.9
Pine Rivers (S)	38,028	19,188	58,844	3,618	62,462	24,459	5.8	71.9
Redcliffe (C)	11,302	6,327	18,248	2,241	20,489	17,937	10.9	53.3
Redland (S)	32,911	17,351	51,807	3,911	55,718	30,045	7.0	65.0
Queensland	1,002,596	518,158	1,568,864	140,748	1,709,612	1,000,121	8.2	63.1
Redland Shire as a percentage of Queensland	3.3	3.3	3.3	2.8	3.3	3.0

.. = not applicable

C = City S = Shire

(a) Persons aged 15 years and over.

(b) Includes not stated.

(c) Only those persons who stated their labour force status were included in the calculation. Excludes overseas visitors.

Source: Australian Bureau of Statistics, 2001 Census of Population and Housing, unpublished data.

EMPLOYMENT BY INDUSTRY – 2001 CENSUS

At the time of the 2001 Census, Retail Trade was the largest employing industry in Redland Shire with 8,547 (16.5 per cent) of the region's employed labour force, followed by Manufacturing (6,682 or 12.9 per cent) (Table 4). This compared with 15.3 per cent and 10.7 per cent respectively for the State as a whole for these industries.

The highest degree of specialisation in the shire occurred in the following industries: Wholesale Trade, Communication Services, Construction, Manufacturing, Finance and Insurance, Personal and Other Services, Transport and Storage and Retail Trade.

Table 4 Employment by industry, Redland Shire and Queensland, 2001

Industry	Redland Shire		Queensland		Specialisation ratio (a)
	number	per cent	number	per cent	
Retail Trade	8,547	16.5	239,615	15.3	1.1
Manufacturing	6,682	12.9	167,380	10.7	1.2
Property and Business Services	5,268	10.2	153,864	9.8	1.0
Health and Community Services	4,825	9.3	151,029	9.6	1.0
Construction	4,548	8.8	111,209	7.1	1.2
Wholesale Trade	3,477	6.7	79,718	5.1	1.3
Education	3,347	6.5	118,896	7.6	0.9
Transport and Storage	2,844	5.5	77,587	4.9	1.1
Personal and Other Services	2,180	4.2	57,662	3.7	1.1
Government Administration and Defence	1,959	3.8	75,048	4.8	0.8
Accommodation, Cafes and Restaurants	1,891	3.7	88,381	5.6	0.6
Finance and Insurance	1,724	3.3	44,562	2.8	1.2
Communication Services	1,001	1.9	23,016	1.5	1.3
Cultural and Recreational Services	937	1.8	37,341	2.4	0.8
Agriculture, Forestry and Fishing	796	1.5	76,532	4.9	0.3
Electricity, Gas and Water Supply	346	0.7	12,359	0.8	0.8
Mining	344	0.7	19,286	1.2	0.5
Non-classifiable economic units	273	0.5	7,452	0.5	1.1
Not stated	819	1.6	27,927	1.8	0.9
Total	51,808	100.0	1,568,864	100.0	1.0

(a) Ratio of percentage for Redland Shire to percentage for Queensland.

Source: Australian Bureau of Statistics, 2001 Census of Population and Housing, unpublished data.

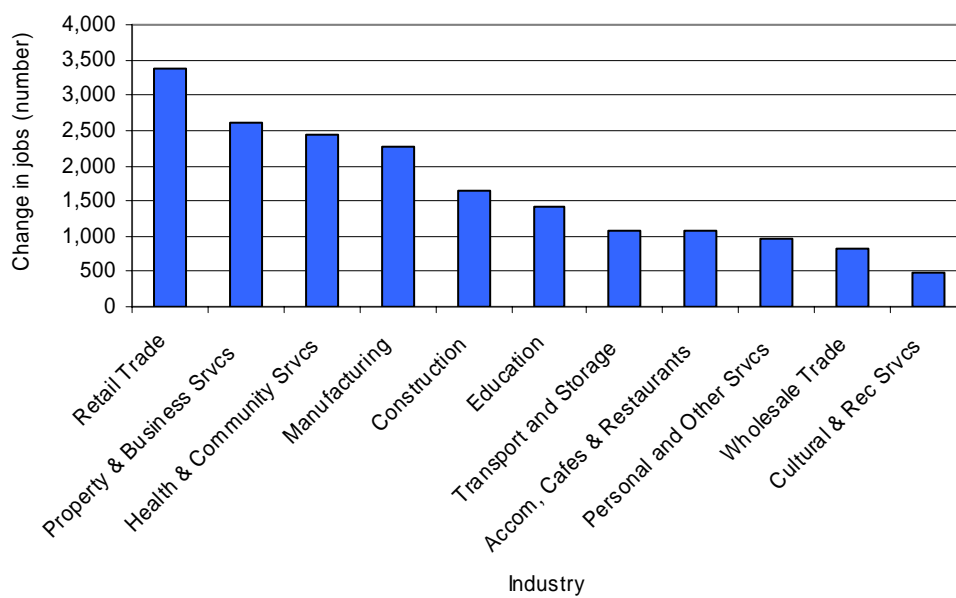
It should be noted that of those employed persons in 2001, not all worked within Redland Shire. Labour demand within Redland Shire indicates that 20,111 persons lived and worked within Redland Shire while a further 6,090 lived outside Redland Shire while working in the shire.

Demand for labour within Redland Shire reveals that the Retail Trade industry was the largest employer (5,690 persons or 21.7 per cent of total demand for labour), followed by Health and Community Services which employed 2,839 persons or 10.8 per cent of total demand for labour.

EMPLOYMENT BY INDUSTRY – CHANGES SINCE 1991

Total employment in Redland Shire increased by 18,026 persons over the ten-year period from 1991 to 2001. There were 3,390 jobs created in the Retail Trade industry, 2,597 in the Property and Business Services industry, 2,441 in the Health and Community Services industry, and 2,280 in the Manufacturing industry (Figure 7).

Figure 7 Change in number of jobs by selected industry, Redland Shire, 1991 to 2001



Source: Australian Bureau of Statistics, 1991 and 2001 Censuses of Population and Housing, unpublished data.

BUSINESS DEVELOPMENT

SUMMARY OF KEY DATA

Based on data for the year ended 31 December 2005, there were 857 residential dwelling units approved in Redland Shire with a total value of \$201.0 million. Non-residential buildings approved had a total value of \$83.0 million for this period. Overall growth in the value of residential and non-residential building approvals in the shire has steadied during this period.

Takings from tourist accommodation for Redland Shire for the year ended 31 December 2005 were \$2.7 million, accounting for 0.2 per cent of Queensland's takings from accommodation during this period.

BUILDING INVESTMENT IN REDLAND SHIRE

Based on data for the year ended 31 December 2005, there were 857 residential dwelling units approved in Redland Shire with a total value of \$201.0 million (Table 5). These approvals accounted for 2.3 per cent of the number (37,477) and 2.2 per cent of the value (\$8,968.3 million) of Queensland's total residential dwelling approvals.

The total value of non-residential buildings approved in the shire for the year ended 31 December 2005 was \$83.0 million, 1.6 per cent of the overall total for Queensland.

In Redland Shire a greater proportion of the total value of buildings approved was in residential buildings (70.8%) compared with Brisbane (54.6%) and Queensland (63.3%). Of the 17 local government areas in SEQ, only Boonah Shire, Ipswich City and Logan City had a higher value of non-residential building approvals than residential building approvals.

Table 5 Building approvals (a) by local government area, South East Queensland, year ended 31 December 2005

Local government area	Residential dwelling units approved number	Value of residential buildings	Value of non-residential buildings approved	Total value of buildings approved
			— \$'000 —	
Beaudesert (S)	237	58,222	14,083	72,305
Boonah (S)	46	8,987	11,079	20,067
Brisbane (C)	8,380	2,309,232	1,917,872	4,227,103
Caboolture (S)	1,219	253,678	101,759	355,436
Caloundra (C)	1,182	284,764	145,696	430,460
Esk (S)	141	27,060	6,464	33,524
Gatton (S)	138	28,212	4,486	32,696
Gold Coast (C)	6,008	1,670,675	596,337	2,267,012
Ipswich (C)	1,653	309,559	458,879	768,438
Kilcoy (S)	49	9,703	6,653	16,355
Laidley (S)	203	34,409	13,016	47,425
Logan (C)	879	152,929	279,448	432,376
Maroochy (S)	1,556	420,222	153,962	574,184
Noosa (S)	304	141,858	107,841	249,699
Pine Rivers (S)	1,639	328,730	76,550	405,281
Redcliffe (C)	432	120,493	34,354	154,846
Redland (S)	857	201,009	82,988	283,997
Queensland	37,477	8,968,341	5,195,085	14,163,427
Redland Shire as a percentage of Qld	2.3	2.2	1.6	2.0

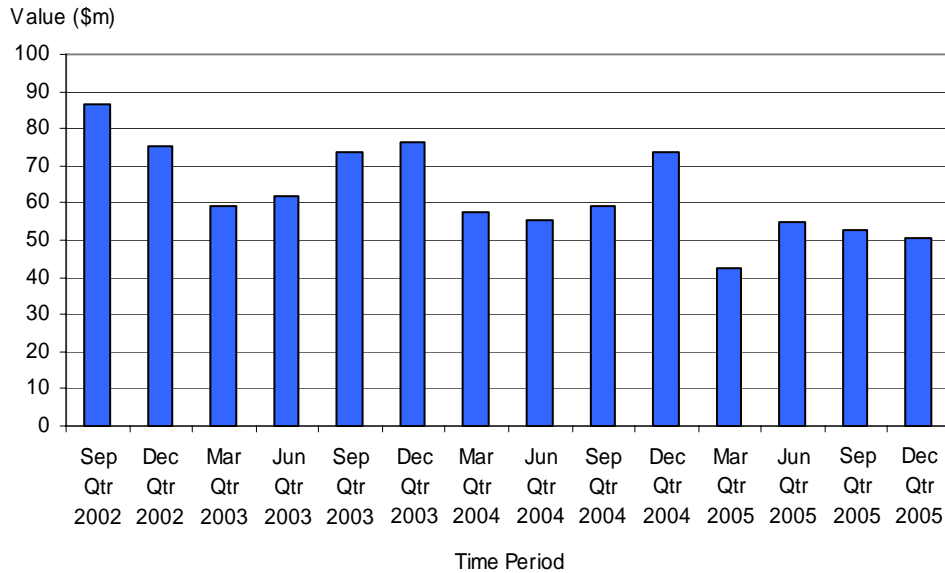
C = City S = Shire

(a) Includes alterations, additions and conversions.

Source: Australian Bureau of Statistics, *Building Approvals, Queensland* (Cat. no. 8731.0).

The value of residential building approvals in Redland Shire for the year ended 31 December 2005 was slightly lower than the value of approvals in the same periods in 2003 and 2004 (Figure 8). Overall growth in the value of residential and non-residential building approvals in the shire has steadied.

Figure 8 Value of residential building approvals, Redland Shire, September quarter 2002 to December quarter 2005



Source: Australian Bureau of Statistics, *Building Approvals, Queensland* (Cat. no. 8731.0).

MEAN TAXABLE INCOME

Statistics from the Australian Taxation Office show that the mean taxable income of taxpayers in Redland Shire for the 2003-04 financial year was \$40,631 (Table 6). This figure was \$594 more than the equivalent Queensland figure (\$40,037).

Table 6 Mean taxable income of taxpayers, Redland Shire and Queensland, 2003-04

	Redland (\$)	Queensland
Taxable persons	57,926	1,692,048
Taxable income (\$'000)	2,353,565	67,744,012
Mean taxable income (\$)	40,631	40,037

Source: Australian Taxation Office, unpublished data.

TOURIST ACCOMMODATION

Redland Shire forms part of the Brisbane Tourism Region in Queensland. Table 7 shows that in September quarter 2005, the shire had seven (0.7 per cent) of Queensland's tourism establishments and 171 (0.3 per cent) of Queensland's hotel, motel, resort, guest house and serviced apartment rooms.

Takings from tourist accommodation for Redland Shire for the year ended 30 September 2005 were \$2.7 million, accounting for 0.2 per cent of Queensland's takings from accommodation during the year.

Table 7 Tourist accommodation by selected local government areas, Brisbane Tourism Region, September quarter 2005

Tourism region/ local government area	September quarter 2005			Year ended 30 September 2005
	Establishments — number —	Guest rooms	Average room occupancy rate per cent	Takings from accommodation
				\$'000
Brisbane Tourism Region				
Brisbane (C)	138	9,531	83.4	334,779
Caboolture (S)	9	233	64.5	3,744
Ipswich (C)	6	160	69.1	3,534
Redland (S)	7	171	51.6	2,652
Balance (a)	11	237	n.a.	4,803
Queensland	1,069	56,896	72.3	1,666,943
Redland Shire as a percentage of Queensland	0.7	0.3	..	0.2

.. = not applicable

n.a. = not available

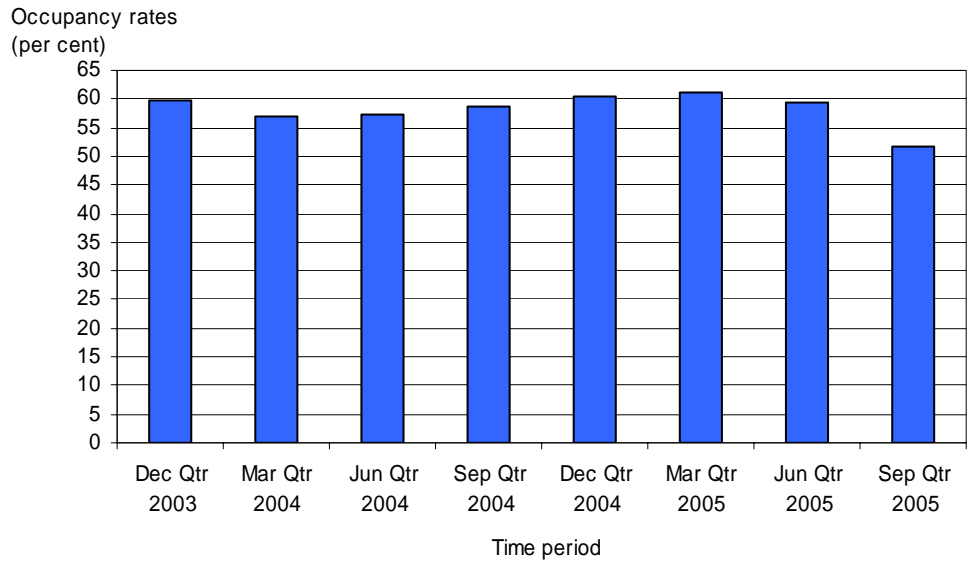
C = City S = Shire

(a) Balance includes Logan City, Gatton Shire, Pine Rivers Shire and Redcliffe City.

Source: Australian Bureau of Statistics, *Tourist Accommodation, Queensland* (Cat. no. 8635.3).

The average occupancy rate for guest rooms in Redland Shire was 51.6 per cent for September quarter 2005, 20.7 percentage points below the rate for Queensland (72.3 per cent). It should be recognised, however, that room occupancy rates vary considerably depending on the time of the year (Figure 9).

Figure 9 Average room occupancy rates, Redland Shire, December quarter 2003 to September quarter 2005



Source: Australian Bureau of Statistics, *Tourist Accommodation, Queensland* (Cat. no. 8635.3).

